



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the Special Use Permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2016-0091

Approved by Planning and Zoning: January 3, 2017

Permission is hereby granted to: S&S Centre, Inc.

To use the premises located at: 901 North Washington Street, Suite 101

For the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

1/3/17
Date

Karl Moritz
Karl Moritz, Director
Department of Planning and Zoning

DATE: January 3, 2107

TO: Alex Dambach, Division Chief
Department of Planning and Zoning

FROM: Sara Brandt-Vorel, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0091
Administrative Special Use Permit
Site Use: Health & Athletic Club
Applicant: S&S Centre, Inc.
Location: 901 North Washington Street, Suite 101
Zone: CD/Commercial Downtown

Request

Special Use Permit #2016-0091 is a request to operate a health and athletic club on the ground floor of a seven-story office building, located at 901 N. Washington Street in Suite 101. The applicant proposes to operate a health and athletic club in approximately 2,330 square feet utilizing an open gym format with athletic equipment available for drop-in use and small classes of approximately 12 students at a time. Proposed on-site gym equipment would include free weights, rowing machines, spin bikes, kettlebells, and plyometric boxes. Club members could drop-in to use the gym during open hours or sign up for scheduled classes using a website or phone application. The proposed hours of operation are 5:15 a.m. – 1 p.m. and 4:30 p.m. – 7:30 p.m., Monday through Thursday, 5:15 a.m. – 1 p.m. and 4:30 p.m. – 6:30 p.m., Fridays, and 8 a.m. – 10 a.m., Saturdays. The applicant expects staffing of two employees per shift.

Background

The subject building was constructed in 1964 under Site Plan #62-037 for an approximately 44,000 square foot office building with 40 on-site parking spaces located underneath the building and in a surface parking lot to the north. In November 2002, City Council approved SUP #2002-0094 for a restaurant, known as Subway, with 46 seats and an eight space parking reduction in the subject tenant space. The subject tenant space was most recently used as a personal service use, in operation since April 2003, which will close to allow the health and athletic club to open.

Parking

Pursuant to Section 8-200(17) of the Zoning Ordinance, a health and athletic club of 2,330 square feet is required to provide six off-street parking spaces. The applicant meets their requirement by providing three parking spaces from the 40 space s parking lot located beneath and directly north of the subject site. The applicant has also leased three off-street parking spaces with the Sheraton Suites Old Town Alexandria Hotel, located approximately one block away at 801 N. Saint Asaph Street, to fulfill the remainder of

their parking requirement. Staff has analyzed the parking requirements for the Sheraton Suites Old Town Alexandria Hotel and determined that the hotel exceeds their parking requirements and can lease the three parking spaces to the applicant.

Zoning/Master Plan Designation

The subject site is zoned CD/Commercial Downtown and Section 4-502.1(A.1) of the Zoning Ordinance permits a health and athletic club through an administrative special use permit. The subject site is also located within the Old Town North Small Area Plan which designates the property for commercial uses.

Additionally, as the proposed business is located in the City's Old and Historic District, any exterior work or signage will require review and approval by the Board of Architectural Review (BAR).

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Old Town Hunting Creek Civic Association, the Old Town Civic Association, and the Old Town Business and Professional Association were sent an e-mail with information about the current application. Staff has received no comments in regards to the application.

Staff Action

Staff supports the applicant's request for a new health and athletic club use. The proposed use would provide a lifestyle amenity which provides flexible access to gym equipment and athletic classes for residents and workers in an expanding neighborhood of the City. In addition, staff finds the continued commercial use of a prominent corner along North Washington Street a desirable outcome and an active athletic club use within will create a more vibrant street front.

Located on a the ground floor of a standalone building, staff does not expect impacts on adjacent businesses; however standard conditions of approval regarding parking, litter, and staff training on SUP conditions has been included. Staff has standardized hours of operation as 5 a.m. to 10 p.m., daily in Condition #2 to enable the applicant greater flexibility in their business operations in the future. Aware that some athletic uses have generated noise for adjacent tenants, staff has included Condition #14, requiring the applicant to use heavy padding on the floors which will serve to absorb potential noise from free-weights and other heavy equipment.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: January 3, 2107
Action: Approved



Alex Dambach, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2016-0091

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation for the business shall be limited to between 5:00 a.m. and 10:00 p.m., daily. (P&Z)
3. The applicant shall post information regarding the location of off-street parking which is available for patrons and employees. (P&Z)
4. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
6. The applicant shall require its employees who drive to use off-street parking. (T&ES)
7. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
8. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
9. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the health club's website. (T&ES)
10. The applicant shall maintain an up-to-date parking agreement for no less than 3 off-street parking spaces for employees during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during regular SUP inspections. (T&ES)

11. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
12. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
14. The floor of the fitness area shall be heavily padded with vibration-resistant materials. (T&ES)
15. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning and Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
16. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

CITY DEPARTMENT COMMENTS

Legend C – code requirement R – recommendation S – suggestion F - finding

Transportation & Environmental Services

R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)

R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

R-4 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the health club's website. (T&ES)

R-5 The applicant shall maintain an up-to-date parking agreement for no less than 3 off-street parking spaces for employees during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during regular SUP inspections. (T&ES)

R-6 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

R-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-8 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

R-9 The floor of the fitness area shall be heavily padded with vibration-resistant materials. (T&ES)

- R-10 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning and Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)

City Code Requirements:

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Health Department:

No comments.

Fire Department:

F-1 No comments or concerns.

Police Department:

No comments received.

Code Administration

- F-1 Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 A Building Permit and plan review are required for a change of use prior to operating an athletic club in this space. If you have question about the permit process contact the permit center.

Recreation, Parks, and Cultural Activities

No comments received.

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0091. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the health and athletic club use at 901 North Washington Street, Suite 101.



Applicant - Signature



Applicant - Printed



Date



Date